



FOR SALE
3706 Dr. MLK Jr Blvd

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New Bern, NC 28562

PRESENTED BY:

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NC #318210

FRANK EFIRD JR

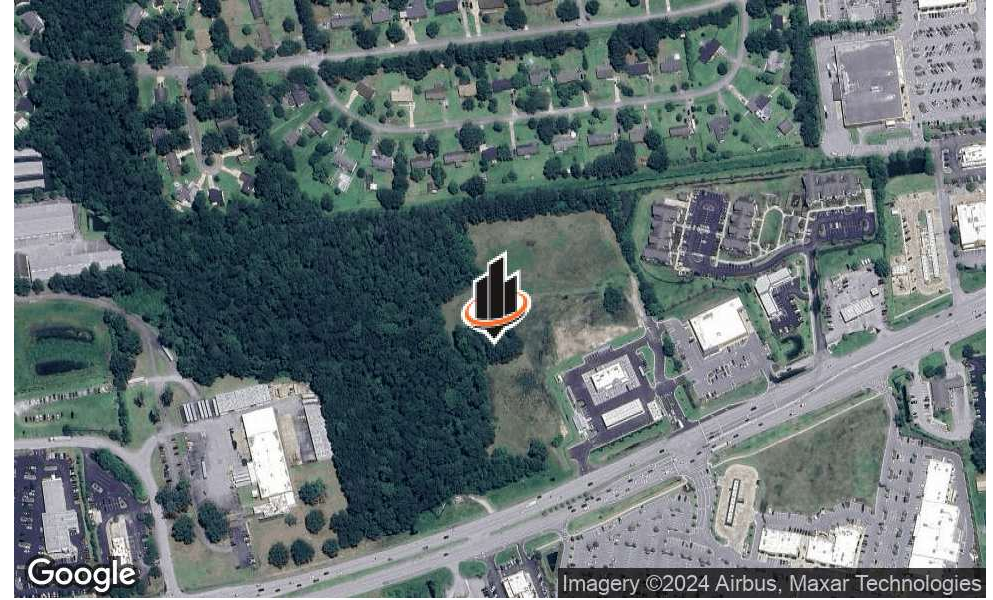
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NC #106541



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,500,000
LEASE RATE:	Ground Lease Negotiable
LOT SIZE:	14.5 Acres
ZONING:	I-1

PROPERTY OVERVIEW

Premium 14.5-acre parcel ideally positioned in the heart of New Bern's most attractive retail corridor. Located along the high-traffic Dr. Martin Luther King Jr. Blvd, this property offers unmatched visibility and access in one of the region's fastest-growing commercial areas. Originally part of an 18-acre tract purchased by Royal Farms, the remaining 14.5 acres includes approximately 11.4 acres of uplands, making it a prime candidate for retail, office, or mixed-use development.

PROPERTY HIGHLIGHTS

- Size: 14.5 acres (approximately 11.4 acres uplands)
- Premier Location: Located on Dr. MLK Blvd in New Bern's top retail corridor
- Retail Hub: Across from New Bern Marketplace, a regional shopping destination
- High Visibility: Adjacent to Royal Farms with excellent frontage and access
- Traffic Counts: Over 20,000 vehicles daily in one of New Bern's busiest areas

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Situated on Dr MLK Jr Blvd with over 20,000 AADT. Located directly across a lighted intersection from New Bern Marketplace, this property boasts proximity to a thriving shopping center that features an impressive mix of national retailers, including Harris Teeter, Academy Sports, Ross, Hobby Lobby, West Marine, Ulta, Five Below, Home Goods, and Rack Room Shoes, making it one of the area's premier retail destinations. This high-traffic intersection offers exceptional frontage, visibility, exposure and accessibility to both local and regional consumers.

ABOUT NEW BERN, NC

A historic coastal city that offers a unique blend of charm, affordability, and opportunity. Located at the confluence of the Neuse and Trent Rivers, New Bern is celebrated for its rich history as North Carolina's first colonial capital. It is home to Tryon Palace, the original governor's mansion and a renowned cultural landmark, as well as the birthplace of Pepsi-Cola, adding to the city's legacy. With a well-preserved historic district and an affordable cost of living, New Bern is an ideal place for families, retirees, and professionals seeking a peaceful lifestyle. The city's vibrant cultural scene, featuring festivals like MumFest and a thriving arts community, adds to its appeal, along with access to outdoor recreation such as boating and fishing. From a business perspective, New Bern's strategic location near major highways, rail lines, and an airport offers logistical advantages for industries ranging from healthcare and manufacturing to tourism and real estate. The city actively supports business development through incentives, pro-growth zoning policies, and partnerships with organizations like the Craven County Economic Development Office. The tourism industry, fueled by New Bern's history, waterfront beauty, and iconic attractions like Tryon Palace and the Pepsi birthplace, provides steady foot traffic for retail, hospitality, and service-oriented businesses.⁴⁰



DOLLAR TREE **STAPLES** **Enterprise**
Walgreens **jiffylube** **PNC** **IHOP**
ROYAL FARMS **CVS pharmacy** **SONIC** **OLLIE'S** **Hallmark**
ALDI **Starbucks** **P** **ZAXBY'S** **Applebees** **TARGET**

Grover C Fields Middle School

Walmart **SUBWAY** **Wendy's**
DOLLAR TREE **Bojangles** **Advance Auto Parts**
McDonald's **BUCKEYE KING** **FOOD LION** **O'Reilly** **Roses**

3706 DR. M.L.K. JR BLVD

Trent Park Elementary School

DOLLAR TREE **Walgreens**
DUNKIN' **FAMILY DOLLAR** **Dominos**
McDonald's **KFC** **DOLLAR GENERAL** **TACO BELL**

Bath & Body Works **belk** **AT&T**
MATTRESS FIRM **TJ-MAXX** **verizon**
Starbucks **HUFFALO WILD WINGS** **Chick-fil-c** **WELLS FARGO**

Walmart **GameStop** **CAFO**
FIREHOUSE SUBS **T-Mobile** **PETSMART**
Circle K **BAM!** **Panera**

UNION POINT PARK

Ben D Quinn Elementary School

New Bern High School

West Marine
ULTA BEAUTY **Harris Teeter**
Academy SPORTS+OUTDOORS **HOBBY LOBBY**

ewm
COASTAL CAROLINA
Regional Airport

planet fitness **POPEYES** **cricket wireless**
Smithfield's **CIRCLE K** **REALO DRUGS**
F&W **BIG LOTS!** **Hampton** **DO** **Grill Chix**

Enterprise

five BEL'W **Dominos**
HomeGoods **Bath & Body Works** **ROSS**
Biscuitville **optimum** **TRUIST**
RACK ROOM SHOES **SALLY BEAUTY** **MOORE'S**

CITI TRENDS **Schlotszky's** **CVS**
CANDLEWOOD SUITES **WAFFLE HOUSE** **LOWE'S**
McDonald's **Pizza Hut** **FOOD LION** **CHEVROLET**

Advance Auto Parts **Bojangles**
BUCKEYE KING **FOOD LION** **TACO BELL**



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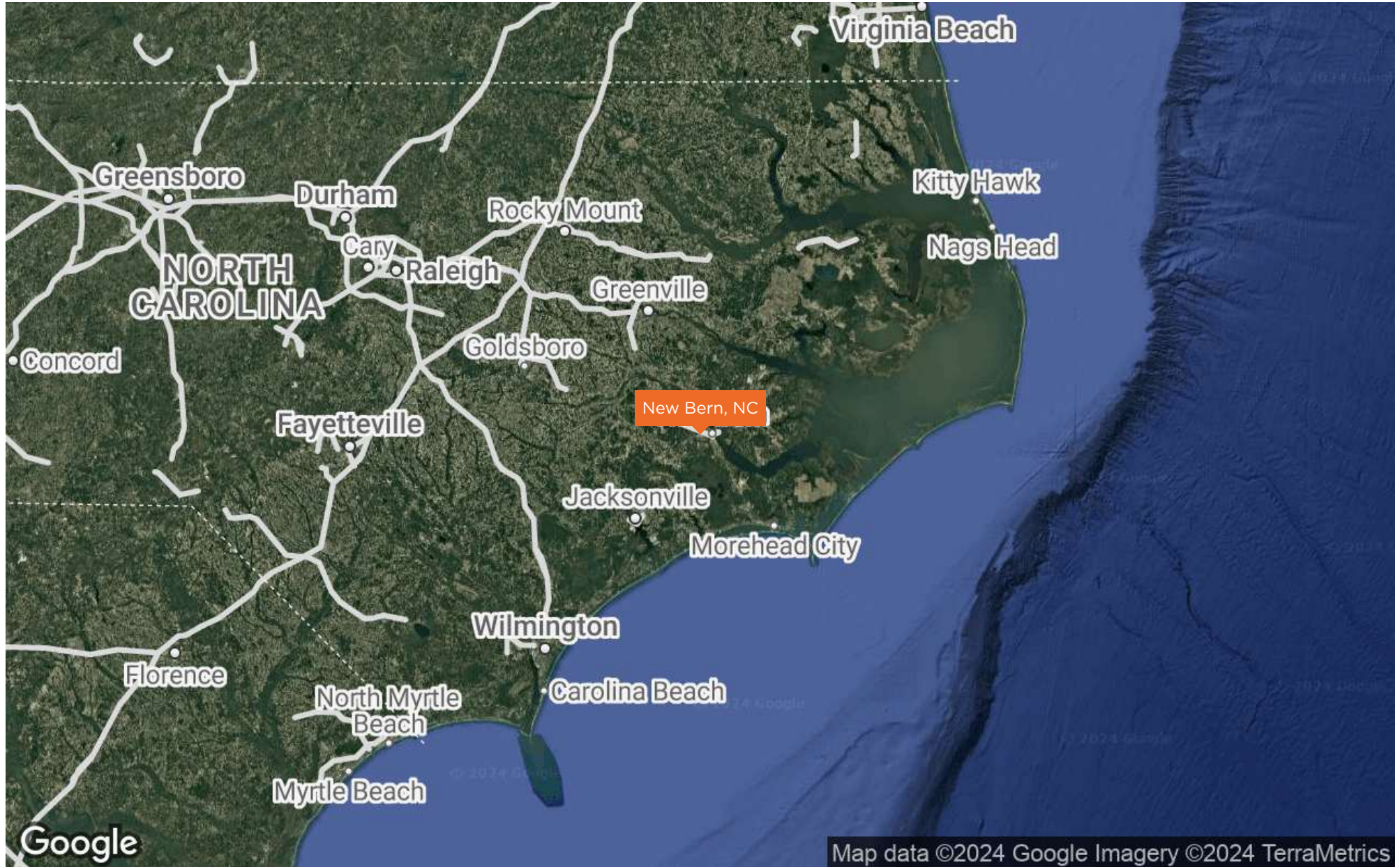
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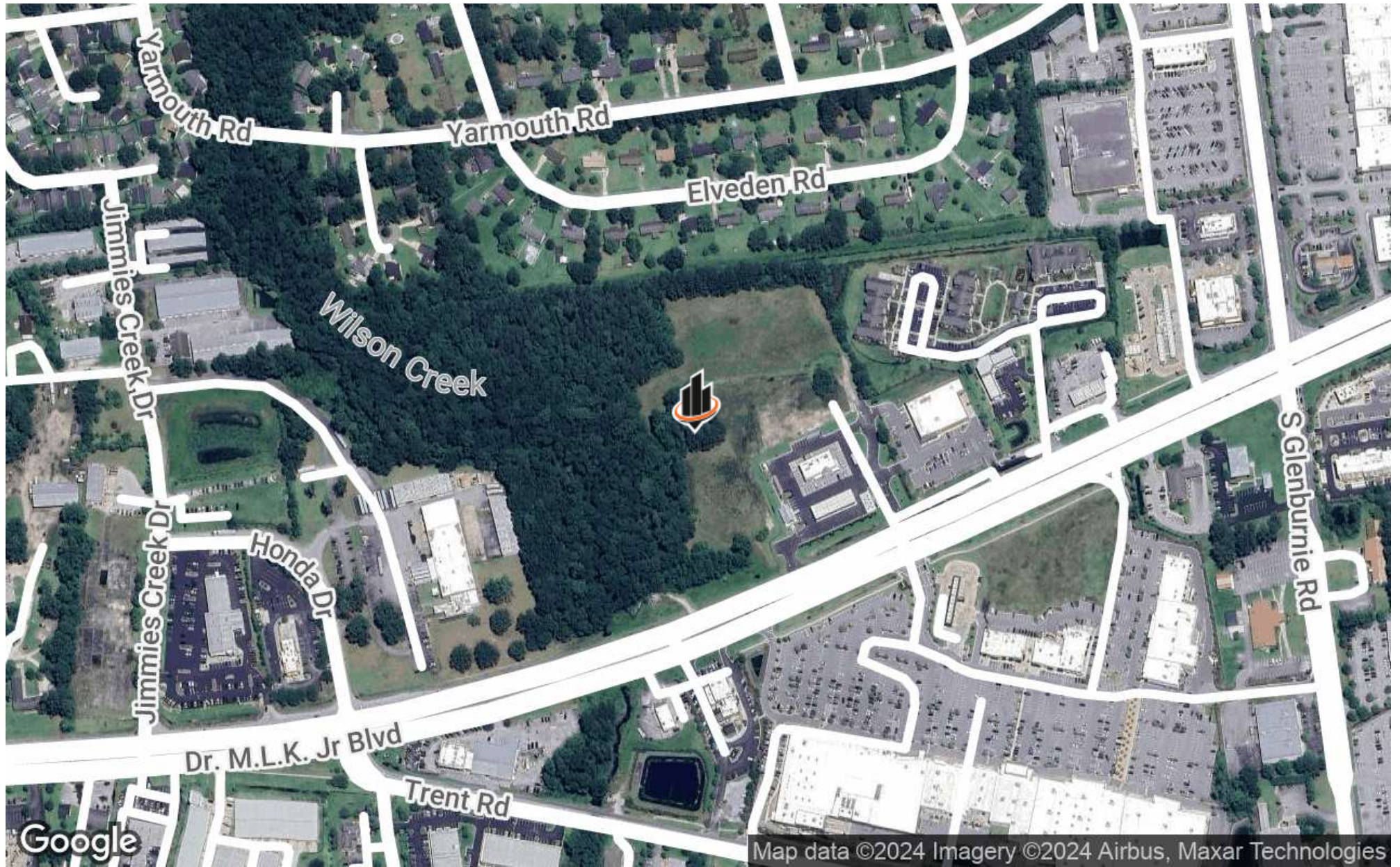
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REGIONAL MAP



AERIAL MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

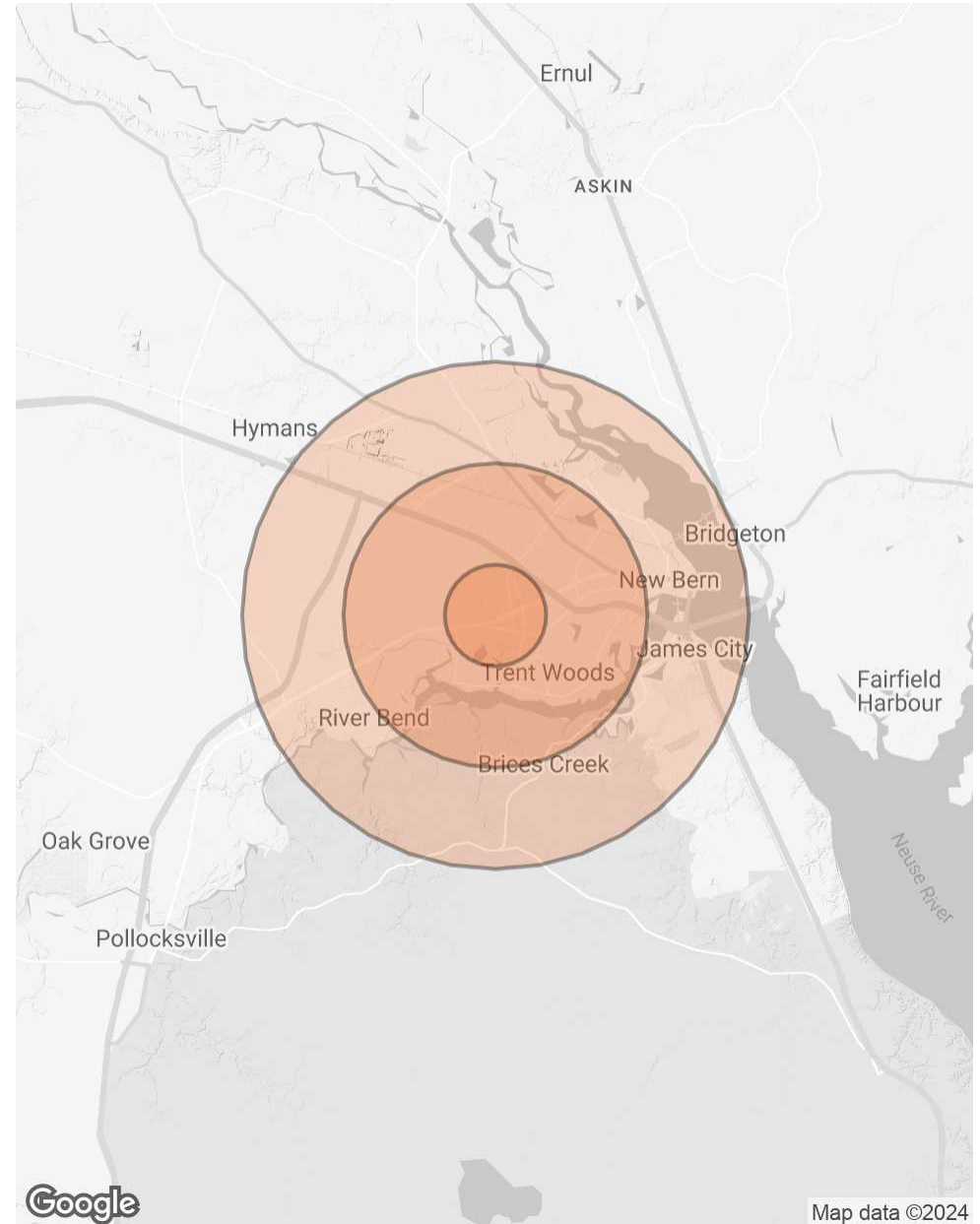
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,079	27,415	43,811
AVERAGE AGE	48	46	45
AVERAGE AGE (MALE)	46	43	43
AVERAGE AGE (FEMALE)	50	48	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,863	12,202	19,313
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$87,219	\$88,579	\$85,051
AVERAGE HOUSE VALUE	\$290,960	\$262,388	\$267,022

Demographics data derived from AlphaMap



ABOUT JOSH TAYLOR



JOSH TAYLOR

Senior Advisor

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NC #318210

PROFESSIONAL BACKGROUND

A native of New Bern, athletics and education took Josh to NC State University where he was a letterwinner on the Wolfpack football team while earning a business degree from NCSU's Poole College of Management. Hard work and a balanced regiment led Taylor to earn a full scholarship after initially walking onto the football team and continued his success as a Caterpillar Scholar-Athlete as well as serving on the Leadership Council for Wolfpack Football.

After his time in Raleigh, Taylor spent 4 years in the logistics and technology sectors. He became the National Sales Director at Survey.com who was eventually acquired by TRAX Retail, a leading global provider of retail analytics and AI solutions headquartered in Singapore.

Taylor has been surrounded by family in the real estate business, including development, real estate law, property management, and traditional brokerage. His athletic and sales background, passion for his home state, and relationship building has provided valuable skills in commercial real estate that he uses daily in deal sourcing, negotiations, educating buyers and sellers, and effectively marketing the team's listings.

Since joining SVN Efid Commercial Real Estate in 2020, Taylor has displayed his ability to successfully lead his clients to the closing table across various types of transactions from 1031 Exchanges, NNN Investments, Multifamily, Industrial, Office leasing and Marina sales.

Taylor enjoys his off time on the beautiful coast of NC, boating, waterfowl hunting, golfing, and of course cheering on Wolfpack athletics.

EDUCATION

- NC State University - Raleigh, NC
- BS Business Administration, Supply Chain Management
- Varsity Football Letterwinner
- Caterpillar Scholar Athlete
- Leadership Council

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.